



1104 Edgemire Lane

AUBREY, TX 76227

ARROWBROOKE CLASSIC 50

ROSE II FLOOR PLAN

PRICED AT

~~\$696,817~~ **\$595,000****3558**
SQUARE FEET**5**
BEDROOMS**4.0**
BATHROOMS**2**
CAR GARAGE

Under Contract

HUGE BACKYARD



The Rose II brings 5 bedrooms, 4 baths, and a 2-car garage into a layout that feels organized and open. Stone and brick pair with an upgraded 8' front door and full gutters on the exterior, and the deep pie-shaped lot in ArrowBrooke gives the home a strong setting and potential! The plan starts opens to a family room with tall ceilings and large windows, with the Deluxe Kitchen sits just off to the side with quartz countertops, built-in stainless steel appliances, shaker cabinets, under-cabinet lighting, pendant lights, and a built-in trash pull-out drawer - small details that help streamline! The first-floor primary suite is positioned at the back and comes with a tiled shower with a mud pan and glass surround, dual vanities, garden tub, and a walk-in closet that connects directly to the utility room through the optional added door. Modern railing lines the staircase and opens the upper level, where a game room leads to 3 bedrooms, each with bath access and a pair sharing a Jack-and-Jill. Plus, there's a separate media room upgraded with double doors for your own personal movie theatre or gaming center! Additional finishes include faux wood blinds, paint-grade cabinets, tiled tub surrounds in all secondary baths, LED lighting upgrades, exterior coach lights, smurf tubes, and a covered back patio with a gas stub ready for future use. ArrowBrooke offers amenities such as pools, parks, trails, and community spaces. Visit Bloomfield Homes at Arrowbrooke to find out more!

